

# ASSIGNEE'S SALE

of valuable  
FARM OF 202 ACRES,  
MORE OR LESS

Fountain School Road near Libertytown  
FREDERICK COUNTY, MARYLAND

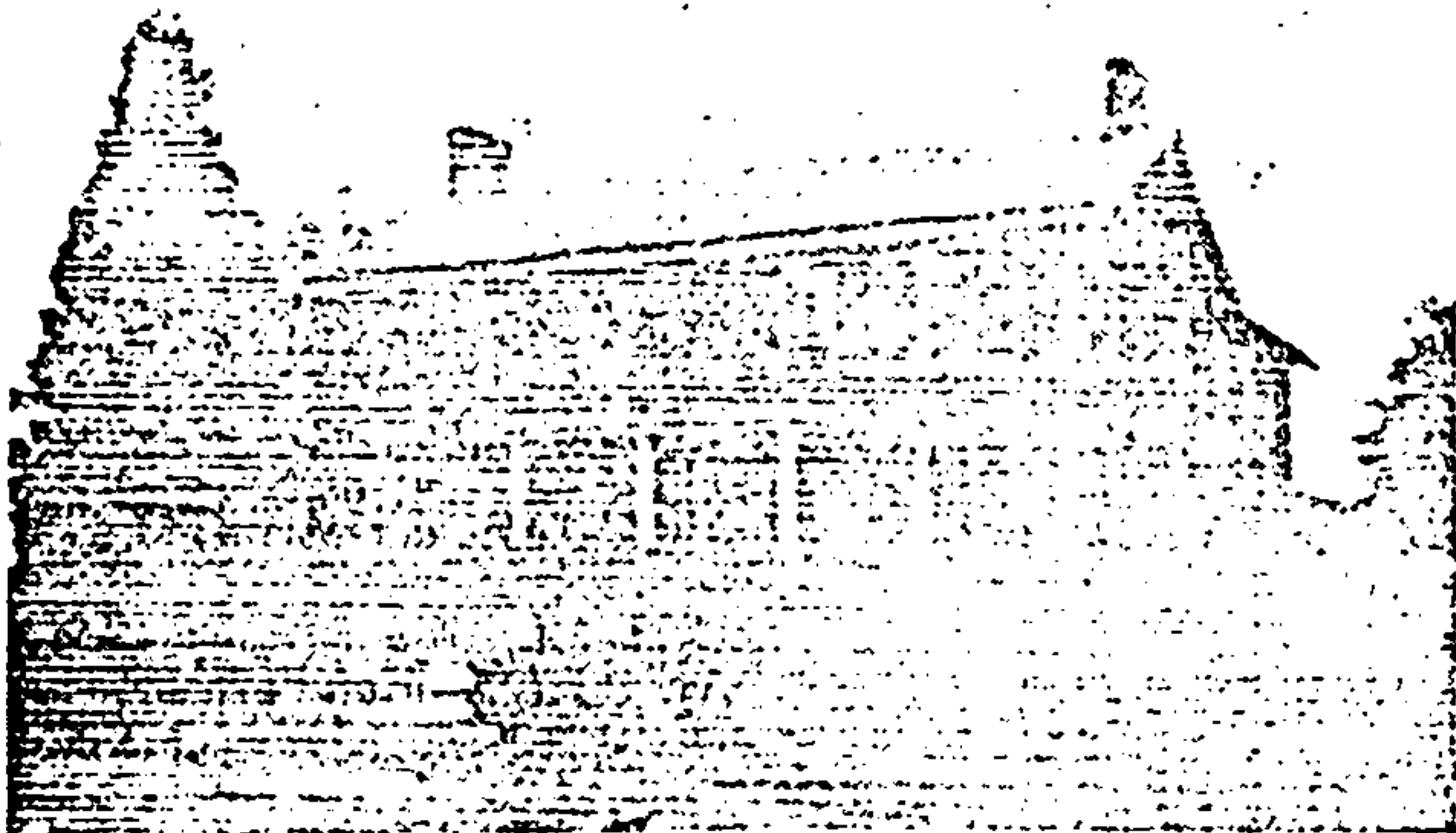
By virtue of the power and authority contained in a mortgage from Charles F. Smith, Jr. Charles Jackson Smith and Edward Hobbs Smith dated January 30, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber 902, Folio 112, the said mortgage being now in default, and a foreclosure suit having been docketed as No. 29,362 Equity in the Circuit Court of Frederick County, Maryland, the undersigned Assignee will offer at public sale at the Frederick County Courthouse door, Frederick, Maryland, on

**TUESDAY, SEPTEMBER 11, 1979**  
**AT 11:00 A.M.**

all of the following real estate, described as Parcel No. 2 in the mortgage:

All that lot or parcel of land situate, lying and being in Liberty District, Frederick County, Maryland, and known as the Black Castle Farm, situated about two and one-half miles northeast of Liberty, and being the same parcel of land conveyed to Juliet G. Smith and Charles F. Smith, Jr. by deed from Edward Hobbs and Margaret A. Hobbs, his wife, dated October 8, 1929, and recorded in Liber 385, Folio 99, one of the aforesaid Land Records, containing 202 acres of land, more or less. Being also the first parcel of land described in a deed from Juliet G. Smith, et al to Roy I. Hyndman, dated May 2, 1945, and recorded in Liber 449, Folio 3, one of the aforesaid Land Records. Being also described in a deed from Roy I. Hyndman to Juliet G. Smith, et al, dated May 2, 1945, and recorded in Liber 449, Folio 4, one of the aforesaid Land Records; Juliet G. Smith having died on or about October 17, 1957.

Together with all the improvements thereon.  
IMPROVEMENTS



Improved with a very old stone colonial mansion (pictured above) containing 12 rooms, center hall, central heat, and full bath. Block 40-stall dairy barn, and dairy house, frame bank barn 40 x 90 feet with an attached loafing shed 50 x 60 feet, and other miscellaneous out-buildings. Productive soils of open crop land, pastures, and stream.

## TERMS OF SALE

The property will be sold subject to the rights of a tenant farmer to growing crops pursuant to Section 7-105 (e) of the Real Property Article of the Maryland Code. The property will be sold as a parcel, not by the acre; and the Assignee makes no representation as to the accuracy of the recitals of approximate acreage contained in the deeds. A deposit in the amount of twenty thousand dollars (\$20,000.00) in the form of a certified or cashier's check will be required of the purchaser or purchasers on the date of sale, with the balance to be paid upon ratification of the sale by the Circuit Court of Frederick County, Maryland. Real estate taxes will be adjusted as of the date of final settlement. All costs of conveyancing, including transfer taxes and revenue stamps, shall be borne by the purchaser or purchasers.

## INSPECTION

For details and showing, contact Jim Trout of Trout Auctioneers, Inc., 15 North Court Street, Frederick, Maryland, 21701. Phone 301-663-1555.

**CHARLES U. PRICE,**  
**Assignee**

ROLLINS, PRICE AND TISDALE,  
Attorneys  
TROUT AUCTIONEERS, INC.,  
Auctioneer

ROLLINS, PRICE & TISDALE  
ATTORNEYS AT LAW  
LAW BUILDING  
FREDERICK, MD. 21701

## ACKNOWLEDGMENT OF PURCHASE

I ~~(we)~~, the undersigned, hereby acknowledge to have purchased from Charles U. Price, Assignee, the real estate described in the advertisement of sale as appears on this page, at and for the sum of Two hundred sixty-five thousand Dollars (\$ 265,000.00), and agree to comply fully with all the terms, conditions of the sale as set forth in the attached advertisement of sale.

WITNESS my (our) hand and seal  
this 11th day of September, 1979.

James E. Baker [SEAL]  
JAMES E BAKER  
[SEAL]

WITNESS:

James G. Trout  
JAMES G. TROUT

## ACKNOWLEDGMENT OF SALE

I hereby acknowledge having sold the described property to persons named above, and having received deposit of Twenty Thousand Dollars (\$20,000.00).

Charles U. Price  
Charles U. Price, Assignee

WITNESS:

James G. Trout  
JAMES G. TROUT

Exhibit 2

Filed Sept 13, 1979